029.0	0004	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	651,500 /	651,500
					USE VALUE:	651,500 /	651,500
					ASSESSED:	651,500 /	651,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		RALEIGH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROBINSON GREGG &
Owner 2:	MCCARVILLE MARIE
Owner 3:	
Street 1:	5 RALEIGH ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	THOMPSON VIRGINIA A & AARON -
Owner 2:	-
Street 1:	5 RALEIGH ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,865 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1947, having primarily Vinyl Exterior and 1346 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4865.000	198,700		452,800	651,500
Total Card	0.112	198,700		452,800	651,500
Total Parcel	0.112	198,700		452,800	651,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 483.88 | /Parcel: 483.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 20211
GIS Ref:
GIS Ref:
Insp Date: 01/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 029.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	198,800	0	4,865.	452,800	651,600	651,600	Year End Roll	12/18/2019
2019	101	FV	181,200	0	4,865.	481,100	662,300	662,300	Year End Roll	1/3/2019
2018	101	FV	184,900	0	4,865.	350,900	535,800	535,800	Year End Roll	12/20/2017
2017	101	FV	184,900	0	4,865.	305,600	490,500	490,500	Year End Roll	1/3/2017
2016	101	FV	184,900	0	4,865.	260,300	445,200	445,200	Year End	1/4/2016
2015	101	FV	169,300	0	4,865.	254,700	424,000	424,000	Year End Roll	12/11/2014
2014	101	FV	169,300	0	4,865.	209,400	378,700	378,700	Year End Roll	12/16/2013
2013	101	FV	169,300	0	4,865.	199,200	368,500	368,500		12/13/2012

!2439!

PRINT

Date	Time
12/10/20	17:50:45

LAST REV

Date	Time
03/28/18	09:38:37

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2439

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THOMPSON VIRGIN	1460-120		10/1/2014		464,000	No	No		
FLYNN WILLIAM W	1123-73		3/1/1994		1	No	No		A

USER DEFINED

Prior Id # 1:	20211
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/22/2017	1242	Re-Roof	27,112	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/15/2018	Inspected	BS	Barbara S
11/10/2017	MEAS&NOTICE	HS	Hanne S
5/14/2015	SQ Returned	MM	Mary M
1/14/2009	Meas/Inspect	189	PATRIOT
3/16/2000	Inspected	263	PATRIOT
2/17/2000	Measured	263	PATRIOT
8/13/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4865		Sq. Ft.	Site		0	80.	1.16	1									452,760						452,800	

Total AC/HA: 0.11169 | Total SF/SM: 4865 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 452,760 | Spl Credit | Total: 452,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99098992
Adj $ / SQ:	127.094
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	269943
Depreciation:	71265
Depreciated Total:	198678

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	1
Totals			
1	4	2	

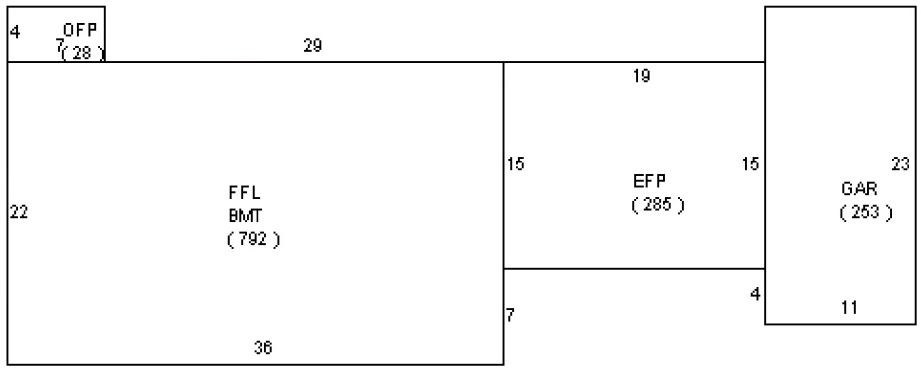
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	127.09
Special Features:	0	Val/Su Net:	92.42
Final Total:	198700	Val/Su SzAd	250.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	792	55.480	43,938
FFL	First Floor	792	127.090	100,659
EFP	Enclos Porch	285	36.450	10,387
GAR	Garage	253	24.660	6,238
OFP	Open Porch	28	43.600	1,221

Net Sketched Area:	2,150			Total:	162,443
Size Ad	792	Gross Are	2150	FinArea	1346

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 029.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X6	A	AV	1988	0.00	T	24.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	